

The Times Dispatch

INDUSTRIAL SECTION

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REAL ESTATE AND BUILDING NEWS

Many Small Transactions,
But Large Deals
Hang on String

GREAT ACTIVITY IN THE SUBURBS

All Builders and Contractors Have
Their Hands Full Handsome
Residences to Be Started
This Week—Structures Nearing
Completion.

There is no denying the fact that the real estate market is dull. The big deals that are said to be "on the string" somehow fail to materialize, and the real estate men have to content themselves with the smaller matters that do not pan out commissions as fast or in as large sums as they would like, but they keep them busier than would the larger transactions.

Just what the trouble is an outsider cannot very well tell. Money seems to be plentiful enough and easy to get for legitimate business, and there is good property on the market, but somehow it does not seem to move. To say that the holders of property who really wish to sell have got their ideas inflated and want too much for their ground would be but to repeat a story that has several times been told in this column, but it looks as if that is responsible for at least a part of the trouble.

Business Is Doing.

However, the real estate men have not been idle. They are working on various deals, great and small, that in time may materialize and show that the lull in the transactions has been only that natural one that always comes before a storm of activity. In the meantime, a great many small deals have been consummated during the past week or ten days. The demand for small houses, both by buyers and renters, continues active, and but few of the agents who have such property on either the rental or sale list find any trouble in placing the same.

One of the leading agents yesterday said: "Business is very quiet, but on footings-up our books for the month of January we find that in the aggregate we have done very well, but the most of our deals have been on the small order. We have had but one transaction that amounted to as large a sum as \$10,000, and that was a deal of long standing that lapped over from last year."

However, I do not think there is anything distressing in the situation or in the conditions. There is property on the market, and there are investors who are ready, willing and anxious to buy, but they are not in a hurry about it. Buyers and sellers are just a little too far apart. They will begin to get together as the spring opens up, and I think there is good business ahead."

Suburbs Are Active.

If there has been listlessness and inactivity within the city limits during the past week these conditions have not reached the suburbs. The indications point to the fact that home-seekers are looking to the suburbs. Agents who hold Barton Heights property, and who have good lots to offer in Highland Park, Bellevue and other suburbs, report active inquiry from day to day, and whenever the weather will permit, they are invading the suburbs to look around and several sales are being made to people who expect to begin building as soon as gentle spring will afford good building weather.

Ginter Park plans are on foot for the erection of an Episcopal church and a day school within the borders of the park, and the company will shortly go on with this magnificent work. An ideal location has been selected near the center of the park, and all who have been apprised of this project have expressed great appreciation of it and of their willingness to heartily co-operate.

The opening of the school will be a great boon and will fill a growing need, and marks an epoch in the history of this property. Inclement weather prevailing during the past week has somewhat retarded the selling of lots, but the Ginter Land Company reports some sales in spite of it. The January sales, in fact, were made in the way of sales, and the development work has gone forward as steadily as weather conditions would permit.

Busy Builders.

Every contractor in the city reports activity in his line of business. In fact, most of them have just as much work on hand as they can "live up to." The architects are busy drawing plans for new buildings, mostly residences, and contractors are being asked to figure on same.

W. J. Gilman has commenced the erection of five houses on Lombardy, corner of Broad Street, and H. Ward Randolph has broken ground for a splendid mansion on Monument Avenue, between Allison and Meadow Streets.

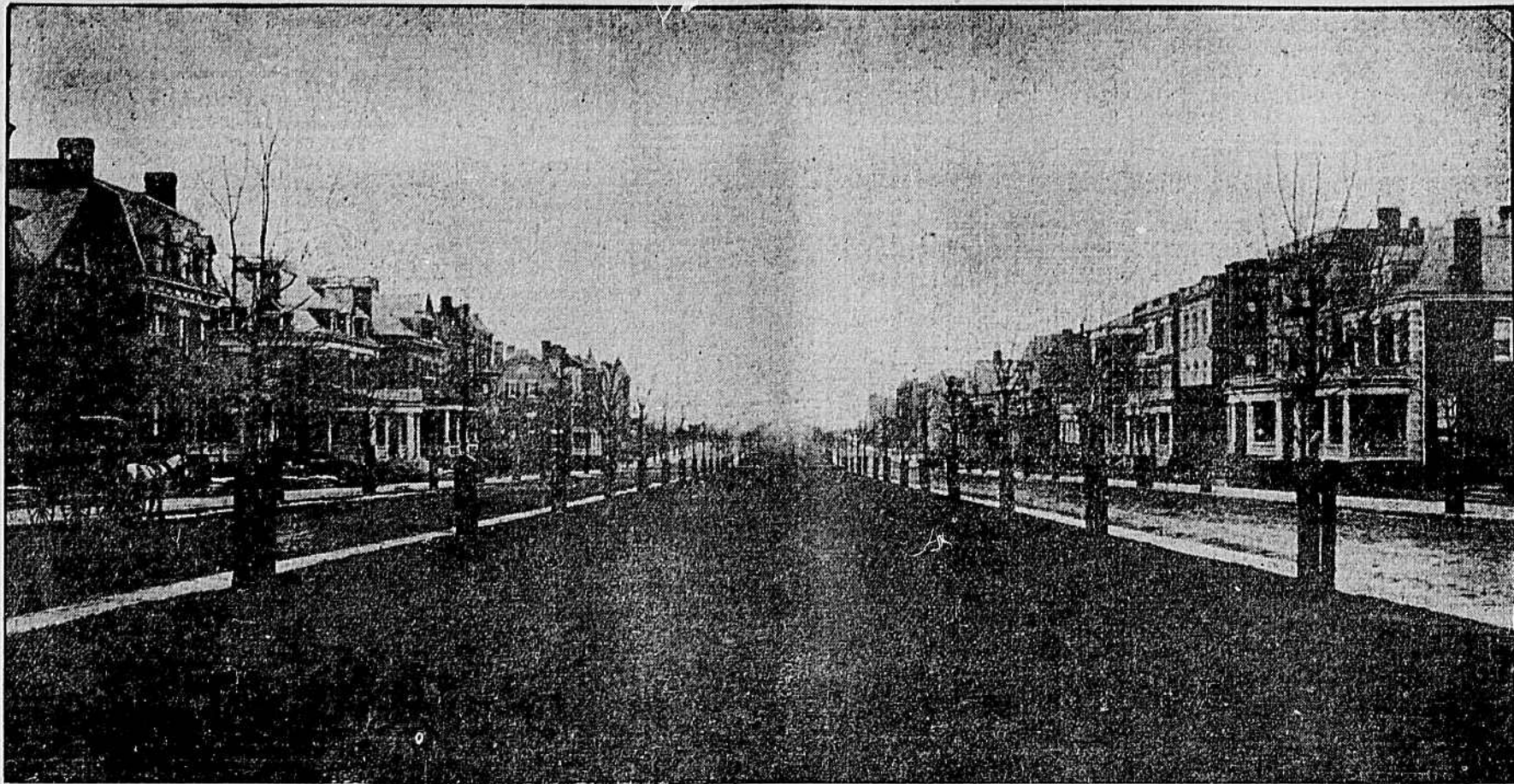
Ground will be broken this week and work on the foundations commenced for three residences on Monument Avenue, between Harrison and Grace Streets, is progressing so rapidly that it is now an assured fact that this splendid \$12,000 home will be completed by the first of April next.

Plans have been drawn for two splendid stores, to be erected by Mr. M. Hensburg on lots recently purchased by him on the north side of Broad Street, between Madison and Monroe. The buildings for which contracts will be let in a few days, are to be of brick and fireproof.

The four-story brick, concrete and steel building at Fourteenth and Main Streets, being erected by the Allison estate, is nearing completion. It is being built under contract for the wholesale drug house of Vaughan & Robertson, and is especially adapted for that business. It will

(Continued on Second Page.)

MONUMENT AVENUE AND WHERE IT WILL GO IF EXTENDED



MONUMENT AVENUE, LOOKING WEST FROM LEE MONUMENT.

GREAT ACTIVITY IN SOUTHWEST

Industrial Plants at Marion Are
Making Splendid Use of Open
Weather.

NEW PLANTS TALKED OF

Virginia Table Works Is Acquiring
Every Modern Facility for
Pushing Its Work.

(Special to The Times-Dispatch.)

MARION, VA., Feb. 2.—The open weather of January has led to unprecedented activity for this season of the year in almost every line of business in Marion and the adjoining country. The large hand mills of the United States Lumber Company at Marion and of the Fairwood Lumber Company at Fairwood, in Grayson county, have been operated to their full capacity, as the weather has been ideal for work in the logging camps and in the mills. The various smaller mills in Smith county also have been doing a thriving business, and timber lands in the county are being rapidly bought up by those who are attracted to this promising line of investment. The proximity of Marion to large and valuable boundaries of timber makes the town naturally one of the leading centers for the lumber and manufacturing interests of the Southwest. The great bulk of the output of the sawmills is now being shipped to the Eastern markets, but the indications are that before a great while Marion will have factories which will use a large amount of lumber for manufacturing purposes. In addition to the immense wagon and plow-handle factory of Look and Lincoln, the wagon factory and wood-working plant of the Marion Manufacturing and Milling Company, the mill of the Marion Lumber and Contracting Company and the furniture factory of W. C. Seaver and Son, all of which use a considerable amount of lumber, the large establishment of the Virginia Table Works is well under way, and will be in operation early in the summer.

Other Factories Likely.

This company is capitalized at \$200,000.00, all of which is held by Marion people. The plant is being constructed of brick and concrete, and will be fitted with the most modern and improved facilities for the drying and storing of lumber and the manufacture of tables. The indications are that other factories will follow the establishment of this one, as Marion is an ideal location both for procuring the raw material and from the standpoint of freight rates.

Col. C. W. Amsler, one of the chief stockholders in the United States Lumber Company and The Fairwood Lumber Company has been in Marion this week, having come down from his home in Clarion, Pa., to look over the operations of his companies here and in Grayson. He was accompanied by Mr. John Gibson, treasurer of the Clarion Saw and Trust Company. Mr. H. J. Glick, of Cumberland, Maryland, who is also interested in the United States Spruce Lumber Company, was here during the week. These gentlemen expressed themselves as gratified with the promising outlook for the lumber interests in this section. The probabilities are that a large pulp mill will be established at Marion in the near future, for the purpose of using up the waste product from the Marion and Fairwood mills.

Mr. James W. S. Peters, of the firm of Flower, Peters and Bowersock, leading lawyers of Kansas City, Mo., is spending some time in Marion as the guest of his aunt, Mrs. V. S. Hullen. Dr. Don P. Peters, of Charlottesville, reached here today, and will spend some days here and at his farm near Emory.



LOOKING WEST FROM DAVIS MONUMENT, AND SHOWING WHERE AVENUE MAY GO.

ELECTRICITY NOW IN GENERAL USE

All Modern Homes, as Well as
Business Places, Equipped With
Wires for Current.

GREAT PROGRESS IS MADE

Leading Architect Declares That
Other Feature of Building Has
Made Great Advances.

Architects, as well as real estate men, are unanimous in agreeing that electricity is fast becoming an absolute necessity in every building, and that houses, of any or all kinds, constructed without electrical wiring are fast becoming obsolete and undesirable on the market. According to these two classes of men, who know, probably better than any other classes, just what is most needed in buildings, and what is most conducive to the market value, nothing to-day plays a more important part in the construction of buildings than electricity, and nothing has done more to enhance the comfort and subsequent value than this invisible current for lighting and other purposes.

Has Made Rapid Strides.

Captain M. J. Dimmock, the architect, recognized everywhere as an authority on comfort and safety in buildings, in speaking of electricity for all kinds of houses, said yesterday: "Nothing in the construction, maintenance or equipment of buildings has made such rapid strides as electricity. A few years ago but few plans contained specifications for electric wiring. To-day and for the last two or three years I have not sent out a set of plans but what had details for wiring in them. Houses being built for investment, rental purposes, are all being wired now. A few years ago this was rarely required. I have not drawn a set of plans in nearly three years but that wiring was included. The time will come when houses will use electricity and no gas. At present gas is being used principally as an emergency light in most nice homes and other buildings. Now there are two methods of wiring.

One is known as the open or knob system, in which the wire is not covered or protected. The other is the tube system in which wire is run in tubes or pipes especially for that purpose. In the latter method the wiring and the house are thoroughly protected from fire. In my opinion the same cannot be said of the former method. Every building ought to be wired, and my preference is for the tube or conduit system. While the latter method of installation may cost a little more, yet the great benefit and safety make the slight difference in cost too inconsiderate, to mention.

"Combination electricity and gas fixtures are much more artistic in rooms or houses than the plain gas fixtures. All plants to-day include piping for gas and the combination fixtures are the thing."

For Heating and Cooking.
It is plain to see that the time is fast approaching when houses will be both heated and cooled by electricity. Fans in the summer time are fast becoming a household necessity, and the same current, when it is impossible to foresee where the steps of progress will end. Electric current is so fast becoming a daily household necessity that in a few years there will hardly be any homes without it.

From a standpoint of developing the city's industries there is nothing that has done more to help build up the smaller industries than electricity. Many small enterprises can start now with the installation of small electric motors where a few years ago a big boiler and engine had to be installed at considerable expense, which often was prohibitive.

Asian Cotton Competition.

ST. PETERSBURG, February 2.—A company is reported to be forming with the object of opening to navigation the Aral Sea and Amu-Darya River, chiefly for the transportation of Central Asian cotton to the Moscow market, where it competes with the American staple. A line of steamers, according to the plans, will descend the Amu-Darya, and be connected with the Orenburg-Tashkent Railroad, by a branch road at the northern extremity of the Aral Sea, or about half the length of the present Transcaspian route.

Patents to Virginians.

(Special to The Times-Dispatch.)
WASHINGTON, D. C., February 2.—Messrs. Davis & Davis, Washington patent attorneys, report the grant this week to citizens of this State of the following patents: M. P. Cox, Richmond, throttle valve; J. O. Mitchell, Basic City, gate catch; G. E. Murrell, Frontville, vehicle; W. H. Myers, Harrisonburg, railway gate; J. A. Thomas, Callaway, picture mat; Frank Eberle, Norfolk, design for watch fob.

THE EUROPA TO BE A MONSTER

New Line Will Carry 4,200 Passengers, Together With a
Crew of 500.

WILL HAVE SWIMMING TANK

NEW YORK, February 2.—Emil Boas, general manager of the Hamburg-American Line, arrived here yesterday on the White Star Line steamship Teutonic, after a visit to Hamburg, where he inspected the plans of a new vessel to be built for the Hamburg-American Company at the yards of Harland & Wolff, at Belfast. The new liner is to be a giant, built with the idea of furnishing the utmost accommodation for passengers rather than the attainment of remarkable speed. The name of the new vessel is to be the Europa, and she is expected to be out some time in 1908.

The passenger capacity will be very large. In the saloon accommodations for 550 persons will be had; 350 passengers may be carried in the second class, 1,000 in the third class, and 2,300 steerage. This capacity, it is said, is the largest yet planned by any of the transatlantic lines. Besides the capacity for 4,200 passengers, there will be 500 men in the crew, and thus, with the maximum list, the vessel will carry 4,700 persons.

Some innovations are planned for the new boat, among them a tennis court on the promenade deck. A swimming tank is to be built in the vessel having dimensions of 75x25 feet. This is the size of the tank at the New York Athletic Club. It is not announced whether or not swimming races will be held during the trips of the vessel, but such a thing would be feasible.

The Europa is to be of 42,000 tons displacement, 750 feet long and 80 feet beam. She will not be quite as long as the new Cunarders, and not quite as fast, being built with an idea of stability and comfort rather than speed. The new vessel will make about nineteen knots. She will embody all the accommodations that ocean-going travelers have become accustomed to—Turkish baths, elevators, telephones, electric heaters and coolers, and many more luxuries. Every safety device known to the marine scientists will be brought into play in order to guard against possible dangers, and the vessel

will, when it comes out, will probably show several new appliances looking to the safety of transatlantic tourists.

BAR WILDCAT SECURITIES.

Produce Exchange Plans Not Yet Definitely Arranged.

NEW YORK, February 2.—President Douglas, of the New York Produce Exchange, stated yesterday that intimations had been received from twenty-five corporations that the listing of their shares on the securities department of the exchange would be appreciated. "Should it be desired the stocks of New England manufacturing corporations which are now forced to find a market for their shares through private transactions, will be listed. As to whether Boston's coppers would also be brought here is a matter too far in the future for me to predict. Whatever issues are brought to our board for trading purposes will have to produce proper credentials, reports, etc. There are at the present time two committees engaged in drawing up new by-laws, which will permit of trading in stocks on the produce exchange; the question of commissions, ratings and so forth is also being considered. Our idea in addition to our business is to form a bourse, similar to those existing abroad, where industrialists of a substantial character may find a ready market; wildcats, of course, will be eliminated. It has not been decided whether or not stock trading will be allowed on the main floor of the exchange, or if a separate room will be reserved for this purpose. As a matter of fact no extensive details are ready. Up to now we have received intimations from at least twenty-five corporations that at the meeting of their shares would be appreciated."

WAR ON WIRE RATES.

The Chicago Board of Trade Will Organize Private Telegraph Co.

CHICAGO, February 2.—A private telegraph system that will be operative through the Board of Trade centers of the country is planned by the Chicago Board of Trade as the first step in a serious fight against the Western Union and Postal Telegraph Companies. To-day there became effective a new schedule of rates, whereby brokers are charged higher rates for business telegrams—varying from 5 to 35 cents per message. Chicago, Kansas City, St. Louis, Minneapolis and Duluth are the points particularly hit. It is believed that the new lines will become operative in a comparatively short time.

Secret conferences to organize the erection company were held to-day at the Board of Trade, but information was denied as to the steps that have already been taken.

PROPOSITION TO EXTEND STREET

Franklin Road West of
Boulevard to Become
Monument Avenue.

MADE STRAIGHT AND MUCH WIDER

Most Notable Thoroughfare in
South Will Then Extend
From Lombardy Street
to Roseneath Road,
Distance of Mile
and a Half.

Monument Avenue, as it stands to-day, is one of the most notable thoroughfares in any city in the Southern States—the finest as far as it goes; and the indications are that it, with its beauty, will in as short a while as possible go further.

From Lombardy Street, where Franklin Street ceases and the thoroughfare becomes Monument Avenue, it is one hundred and forty feet wide, with parks in the center and the Lee Monument looming up in all of its grandeur and beauty, and the Stuart and Davis Monuments soon to be completed. Thus it runs to Allison Street, and from that street westward to the Boulevard, the former western limit of the city, the process of widening is now nearly completed, this work having been arranged for by the City Council.

This of itself makes a grand avenue from Lombardy to the Boulevard, but the good work is not going to stop there. The western limit of the city has been extended into Henrico to what is known as the Roseneath Road, and the beautiful and broad Monument Avenue is to follow in the march of improvement, and what is now known as the county extension of Franklin Street, or as the country people call it, "the Franklin Road," is soon to become a part of Monument Avenue, and is to be known as such as far westward as the Roseneath Road.

To Be Straight and Wide.

What is more interesting and more to the point the "Franklin Road" is to be made as straight as an arrow and 140 feet wide all the way to the Roseneath Road. The "Franklin Road" is also to have the parks in the center and in all respects is to be the real Monument Avenue all the way out.

Councilman James E. Cannon, who represents Lee Ward in the lower branch of the city legislature, is the father of the scheme, and at the meeting of the Common Council to-morrow night he will offer a resolution intended to put the plan to work.

Mr. Cannon has conferred with City Engineer Cutshaw, and that officer has given the matter careful attention. He has prepared the plan for the widening and straightening of the old Franklin Road westward from the Boulevard to the Roseneath Road, and when the Council meets to-morrow night he will be able to give an approximate idea of the cost of the proposed improvement.

The Starting Point.

In order that the whole matter shall be placed in legal shape and that steps may be taken as quickly as possible looking to this marked improvement in the newly-acquired territory, Mr. Cannon has prepared and will offer at the Council meeting the following resolution:

"Be it resolved by the Council of the City of Richmond (the Board of Aldermen concurring), that the City Attorney be, and he is hereby directed to acquire, by gift, purchase, condemnation or otherwise, sufficient land to extend Monument Avenue from the Boulevard to the Roseneath Road in the same line as Monument Avenue, and the Boulevard, and for the uniform width of 140 feet, and in accordance with the plan accompanying the draft of this resolution, but before any conclusive action is taken he is to report the cost or costs at which said land can be acquired to the Committee on Streets."

The resolution, it will be observed, is carefully framed in the usual legal phraseology, and puts up all the gaps as to cost, how land is to be acquired, etc., but it is not expected that the proposition will meet with any opposition on the part of property-owners, and it is not expected that the city will have to pay land damages that will amount to any prohibitive sum.

The distance from the Boulevard to the Roseneath Road, the present western terminus of the city, is exactly one-half of a mile. The Franklin Road, as it now runs, curves or makes a slight elbow about half-way from the Boulevard to the Roseneath Road. This elbow is to be "removed," and the new extension of Monument Avenue made as straight as the line can be drawn. The City Engineer, and his deputies have gone over the line, and have notes of all the angles, metes and bounds. They were engaged yesterday in preparing a map showing the line and the location of all the abutting property, and this map and the exhibits will be ready for the inspection of the Councilmen to-morrow night.

Easily Straightened.

It will be shown that the "elbow" referred to above makes a bend in the road at an angle of fifteen degrees, but the topography and the conditions at the angle are such that the line can be easily straightened and at nominal cost of construction, so as to make the avenue run perfectly straight from the Boulevard to the point on the Roseneath Road where the large frame house, the home of Mr. Lynne, now stands.

Of course, this plan to extend and broaden Monument Avenue is a tentative proposition, the final carrying out of which will depend largely on conditions as they may arise, out with all who have given the subject consideration the idea is popular.

It is the first big step looking to the improvement of Richmond's newly-acquired territory, and as such it is